

1 BILL NO. R-84-03-08

2 DECLARATORY RESOLUTION NO. R-46-84

3 A DECLARATORY RESOLUTION confirming  
4 the designation of an "Economic Re-  
5 vitalization Area" under I.C. 6-1.1-  
6 12.1.

7 WHEREAS, Common Council has previously designated by  
8 Declaratory Resolution the following described property as an  
9 "Economic Revitalization Area" under Division 6, Article II,  
10 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,  
11 of 1974, as amended and I.C. 6-1.1-12.1, to-wit:

12 That part of Lot numbered 106 in the  
13 Original Plat of the City of Fort  
14 Wayne, Indiana, described as com-  
15 mencing 20.0 feet North of the South-  
16 east corner of the said Lot numbered  
17 106; thence running North 20.0 feet  
18 along the West line of Calhoun Street;  
19 thence West 60.0 feet parallel with  
20 the South line of the said Lot num-  
21 bered 106; thence South 20.0 feet  
22 parallel with the said West line of  
23 Calhoun Street; thence East 60.0 feet  
24 parallel with the said South line of  
25 lot numbered 106 to the place of be-  
26 ginning, being Lot numbered 5 in the  
27 subdivision of said Lot numbered 106  
28 in the Original Plat of the City of  
29 Fort Wayne, Indiana, and also the  
30 South 40.0 feet of Lot numbered 105  
31 in the Original Plat of the City of  
32 Fort Wayne, Indiana, together with  
33 the West 5.0 feet of the South 40.0  
feet and the East 5.0 feet of the  
North 20.0 feet of the South 40.0  
feet of the Vacated Alley abutting  
and adjoining said premises between  
said Lots numbered 105 and 106 in  
the Original Plat of the City of  
Fort Wayne, Indiana;

34 said property more commonly known as 814 South Calhoun Street,  
35 Fort Wayne, Indiana;

36 WHEREAS, recommendations have been received from the  
37 Committee on Finance and the Department of Economic Development  
38 concerning said Resolution;

39 WHEREAS, notice of the adoption and substance of said  
40 Resolution has been published in accordance with I.C. 5-3-2 and  
41 a public hearing has been conducted on said Resolution;



1 Page Two

2  
3 WHEREAS, if said Resolution involves an area that has  
4 already been designated an allocation area under I.C. 36-7-14-39,  
5 the Fort Wayne Redevelopment Commission has adopted a Resolution  
6 approving the designation.

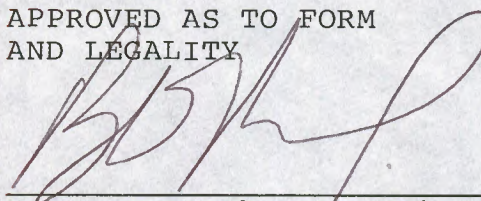
7 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF  
8 THE CITY OF FORT WAYNE, INDIANA:

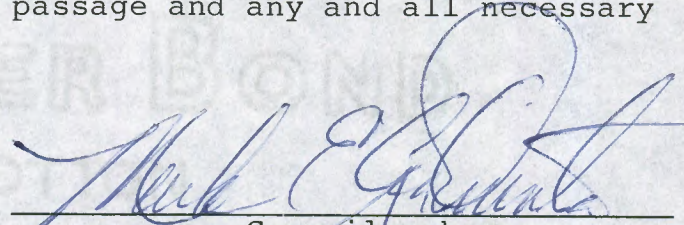
9 SECTION 1. That, the Resolution previously designating  
10 the above described property an "Economic Revitalization Area" is  
11 confirmed in all respects.

12 SECTION 2. That, the above described property is here-  
13 by declared an "Economic Revitalization Area" pursuant to I.C. 6-  
14 1.1-12.1, said designation to begin on the effective date of this  
15 Resolution and continue for one (1) year. Said designation shall  
16 terminate at the end of that one (1) year period.

17 SECTION 3. That this Resolution shall be in full force  
18 and effect from and after its passage and any and all necessary  
19 approval by the Mayor.

20  
21  
22 APPROVED AS TO FORM  
23 AND LEGALITY

24  
25   
26 \_\_\_\_\_  
27 Bruce O. Boxberger, City Attorney  
28  
29  
30  
31  
32

  
\_\_\_\_\_  
Councilmember



Read the first time in full and on motion by Gia Quinta, seconded by Stier, and duly adopted, read the second time by title and referred to the Committee Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on Tuesday, the 27<sup>th</sup> day of March, 19 84, at 7:30 o'clock P.M., E.S.

DATE:

3-13-84

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Gia Quinta, seconded by Stier, and duly adopted, placed on its passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>BRADBURY</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>BURNS</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>EISBART</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>GiaQUINTA</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>HENRY</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>REDD</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>SCHMIDT</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>STIER</u>	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>TALARICO</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>

DATE:

3-27-84

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~)

(~~SPECIAL~~) (~~ZONING MAP~~) ORDINANCE (~~RESOLUTION~~) NO. R-46-84

on the 27<sup>th</sup> day of March, 19 84,

ATTEST:

(SEAL)

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Ray A. E. E. E. E.  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 28<sup>th</sup> day of March, 19 84, at the hour of 11:30 o'clock 07.M., E.S.T.

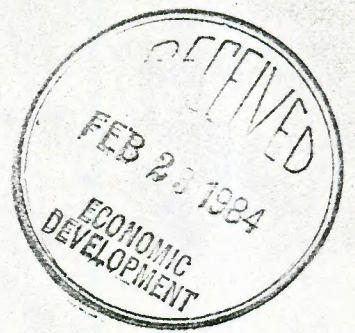
Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 30<sup>th</sup> day of March, 19 84, at the hour of 12:30 o'clock P.M., E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR



APPLICATION FOR DESIGNATION  
AS AN ECONOMIC REVITALIZATION AREA  
-REAL ESTATE TAX ABATEMENT-



This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Roger E. Shook & Company
2. Owner(s) Same
3. Address of Owner(s) 814 S. Calhoun Street  
Fort Wayne, IN
4. Telephone Number of Owner(s) ( ) 426-7612
5. Relationship of Applicant to Owner(s) if any \_\_\_\_\_
6. Address of Applicant Same
7. Telephone number of Applicant ( ) Same
8. Address of Property Seeking Designation Same
9. Legal Description of Property Proposed for Designation (may be attached) See attached
10. Township Wayne
11. Taxing District City of Fort Wayne



12. Current Zoning Commercial Retail
13. Variance Granted (if any) \_\_\_\_\_
14. Current Use of Property
- a. How is property presently used? Empty
- \_\_\_\_\_
- \_\_\_\_\_
- b. What Structure(s) (if any) are on the property? Three Story Building  
and Basement
- \_\_\_\_\_
- b. What is the condition of this structure/these structures? good
- \_\_\_\_\_
15. Current Assessed Value of Real Estate \$202,000
- a. Land \_\_\_\_\_
- b. Improvements \_\_\_\_\_
16. Amount of Total Property Taxes Owed During the Immediate Past Year
- \_\_\_\_\_
17. Description of Proposed Improvements to the Real Estate New Historic  
facing and complete remodeling
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?  
Immediately
- b. When is completion expected? June 1984
19. Cost of Project (not including land costs) \$115,00



20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? \_\_\_\_\_

lation of this new manufacturing equipment? \_\_\_\_\_

b. What is the nature of those jobs? \_\_\_\_\_

c. Anticipated time frame for reaching employment level stated above? \_\_\_\_\_

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? \_\_\_\_\_

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.

## 25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?                      YES                      NO

## 26. Financing on Project

What is the status of financing connected with this project?



I hereby certify that the information and representation on this Application are true and complete.

Boyu H. Shanks  
Signature(s) of Owners

\_\_\_\_\_  
Date

\_\_\_\_\_  
Information Below to be filled in by Department of Economic Development:

Date Application Received: \_\_\_\_\_

Date Application Forwarded to Law Dept: \_\_\_\_\_

Date of Legal Notice Publication: \_\_\_\_\_

Date of Public Hearing: \_\_\_\_\_

Date of Building Permit: \_\_\_\_\_

Approved or Denied? Date: \_\_\_\_\_

Allocation Area: \_\_\_\_\_



No. 21

FEBRUARY 23, 1984

Received from R. H. SHOOK, INC.

One Hundred and  $\frac{00}{100}$  — 100 Dollars

TAX ABATEMENT APPLICATION FEE

\$ 100.00

James D. R.

DOWNTOWN OFFICE  
ALLEN COUNTY BANK & TRUST  
4 FORT WAYNE, INDIANA 46302

R. H. SHOOK, INC.

P.O. BOX 4382

LANTANA, FLA 33463-4382

1162

71-1375

749

Feb 23 1984

PAY One Hundred Dollars 00/100 DOLLARS \$ 100.00

TO THE ORDER OF NAME City of Fort Wayne  
OF ADDRESS  
CITY

Roger H. Shook

⑈001162⑈>⑈074913754⑈⑈1726⑈3160⑈



does hereby lease to Lessee the following described real estate in the City of  
Fort Wayne, County of Allen, and State of Indiana, to-wit:

That part of Lot numbered 106 in the Original Plat of the City of Fort Wayne, Indiana, described as commencing 20.0 feet North of the Southeast corner of the said Lot numbered 106; thence running North 20.0 feet along the West line of Calhoun Street; thence West 60.0 feet parallel with the South line of the said Lot numbered 106; thence South 20.0 feet parallel with the said West line of Calhoun Street; thence East 60.0 feet parallel with the said South line of lot numbered 106 to the place of beginning, being Lot numbered 5 in the subdivision of said Lot numbered 106 in the Original Plat of the City of Fort Wayne, Indiana, and also the South 40.0 feet of Lot numbered 105 in the Original Plat of the City of Fort Wayne, Indiana, together with the West 5.0 feet of the South 40.0 feet and the East 5.0 feet of the North 20.0 feet of the South 40.0 feet of the Vacated Alley abutting and adjoining said premises between said Lots numbered 105 and 106 in the Original Plat of the City of Fort Wayne, Indiana; commonly known as 814 South Calhoun Street, Fort Wayne, Indiana.

LEGAL



BILL NO. R-84-03-08

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS REFERRED ~~BY~~

~~ORDINANCE~~ A Declaratory Resolution confirming the designation of an  
"Economic Revitalization Area" under I. C. 6 - 1.1 - 12.1.

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT  
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE DO PASS.

MARK E. GIAQUINTA, CHAIRMAN

JAMES S. STIER, VICE CHAIRMAN

JANET G. BRADBURY

THOMAS C. HENRY

DONALD J. SCHMIDT

*J. M.*  
*Janet G. Bradbury*  
*Thomas C. Henry*  
*D. Schmidt*

3-27-84  
CONCURRED IN  
SANDRA E. KENNEDY, CITY CLERK



Admn. Appr. \_\_\_\_\_

DIGEST SHEET

9-84-09-08

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation of an "Economic Revitalization Area" under I.C. 6-1.1.-12.1.

(814 South Calhoun St. - Roger R. Shook & Company)

EFFECT OF PASSAGE A presently empty three-story building plus basement will be remodeled and made usable.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \_\_\_\_\_

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_





# The City of Fort Wayne

March 14, 1984

Ms. Mary Gabet  
Fort Wayne Newspapers, Inc.  
600 West Main Street  
Fort Wayne, IN 46802

Dear Ms. Gabet:

Please give the attached full coverage on the date  
March 17, 1984, in both the News Sentinel and Journal  
Gazette.

RE: Legal Notice for Common Council  
of Fort Wayne, IN

#### Declaratory Resolutions

Bill No. R-84-03-01 & R-84-03-02  
Bill No. R-84-03-03 & R-84-03-04  
Bill No. R-84-03-05 & R-84-03-06  
Bill No. R-84-03-07 & R-84-03-08

Please send us 4 copies of each of the Publisher's  
Affidavit from both newspapers.

Thank you.

Sincerely yours,

*Sandra E. Kennedy*  
Sandra E. Kennedy  
City Clerk

SEK/ne  
ENCL: 4



NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL

(RESOLUTIONS NO. R-84-03-07 AND R-84-03-08 )

Notice is hereby given that the Common Council of the City  
of Fort Wayne, Indiana, approved a Resolution on March 27, 1984,  
date  
designating property at 814 South Calhoun Street - Roger R.  
Shook & Company

an Economic Revitalization Area. A description of the affected area  
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether  
the above described resolution should be confirmed, modified and  
confirmed or rescinded on Tuesday, March 27, 1984, at 7:30 P.M.,  
date, time & place  
Room 128, Council Conference Room, City-County Building, Fort  
Wayne, IN 46802

If confirmed, said designation shall continue for one (1) year after  
confirmation.

All interested persons are invited to attend and be heard  
at the public hearing.

*Sandra E. Kennedy*

Sandra E. Kennedy  
City Clerk



PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines			.....
Head	number of lines		5
Body	number of lines		24
Tail	number of lines		2
Total number of lines in notice			31

COMPUTATION OF CHARGES

.....31..... lines, .....1.....columns wide equals .....31..... equivalent lines at ...230¢.....	\$.....7.13.....
cents per line	
Additional charge for notices containing rule or tabular work (50 per cent of above amount)	.....
Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra	.....1.00.....
TOTAL AMOUNT OF CLAIM	\$.....8.13.....

DATA FOR COMPUTING COST

Width of single column 9.6 picas	Size of type 6 point
Number of insertions 1	Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date Mar. 17, 1984

Drusilla Roose  
CLERK

FORM #904

PUBLISHER'S AFFIDAVIT

NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL  
(RESOLUTIONS NO. R-84-03-07  
and R-84-03-8)  
Notice is hereby given that the  
Common Council of the City of Fort  
Wayne, Indiana, approved a Resolu-  
tion on March 13, 1984 designating  
property at 814 South Calhoun  
Street-Roger R. Shook & Company  
an Economic Revitalization Area.  
A description of the affected area  
can be inspected in the County  
Assessor's Office.  
Common Council will conduct a  
public hearing on whether the above  
described resolution should be con-  
firmed, modified and confirmed or  
rescinded on Tuesday, March 27,  
1984, at 7:30 p.m., Room 128,  
Council Conference Room, City-  
County Building, Fort Wayne, IN  
46802. If confirmed, said designa-  
tion shall continue for one (1) year  
after confirmation.  
All interested person are invited to  
attend and be heard at the public  
hearing.  
Sandra E. Kennedy  
City Clerk

State of Indiana  
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the JOURNAL-GAZETTE DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time the dates of publication being as follows: 3/17/84

Subscribed and sworn to me before this 17th day of March 1984

Notary Public

My commission expires November 29, 1985



Fort Wayne Common Council  
(Governmental Unit)  
Allen..... County, IN

To .....NEW-SENTINEL..... Dr.  
P.O. BOX 100  
FORT WAYNE, INDIANA.....

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines.....

Head      number of lines.....5.....

Body      number of lines.....24.....

Tail      number of lines.....2.....

Total number of lines in notice.....31.....

COMPUTATION OF CHARGES

31..... lines, 1..... columns wide equals 31..... equivalent lines at .230¢      \$ 7.13  
cents per line

Additional charge for notices containing rule or tabular work (50 per cent of above amount).....

Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra      1.00

TOTAL AMOUNT OF CLAIM      \$ 8.13

DATA FOR COMPUTING COST

Width of single column 9.6 picas      Size of type .....6..... point

Number of insertions .....1.....      Size of quad upon which type is cast .....6.....

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date Mar. 17, 1984

Drusilla Roose  
Title CLERK

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the NEWS-SENTINEL DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time, the dates of publication being as follows: 3/17/84

Subscribed and sworn to me before this 17th day of March 1984

Notary Public

My commission expires November 29, 1985

NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL  
(RESOLUTIONS NO. R-84-03-07  
and R-84-03-8)  
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on March 13, 1984 designating property at 814 South Celhoun Street-Roger R. Shook & Company an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.  
Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, March 27, 1984, at 7:30 p.m., Room 128, Council Conference Room, City-County Building, Fort Wayne, IN 46802. If confirmed, said designation shall continue for one (1) year after confirmation.  
All interested person are invited to attend and be heard at the public hearing.  
Sandra E. Kennedy  
City Clerk

3/17